



City of Miami Beach
SOUTH POINTE PARK PIER
JUNE 18, 2009

- Context and Current Condition
- Project Background + Previous Concepts
 - Precedents
 - Current Concept

Context and Current Condition

South Pointe Park Pier

HARGREAVES ASSOCIATES

FOR THE CITY OF MIAMI BEACH



Newport Fishing Pier,
Sunny Isles, FL

11 miles

South Pointe Park
Pier

South Pointe Park Pier

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Flamingo Park:
neighborhood park/
recreation park

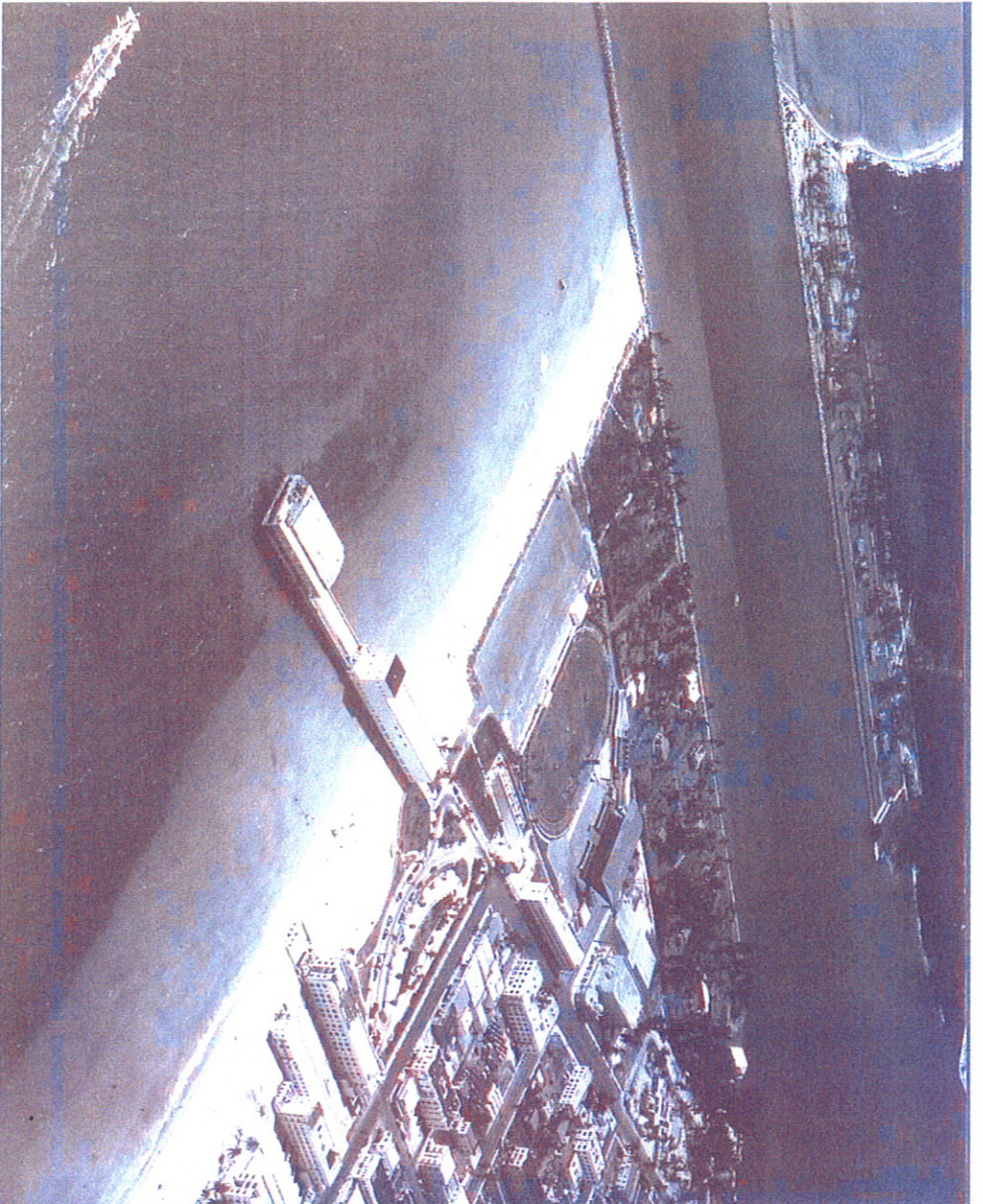
Lummus Park:
Linear park/ Beach
Park

South Pointe Park:

South Pointe Park
Pier

Government Cut:
4,000,000 passengers
annually

FOR THE CITY OF MIAMI BEACH



1960's



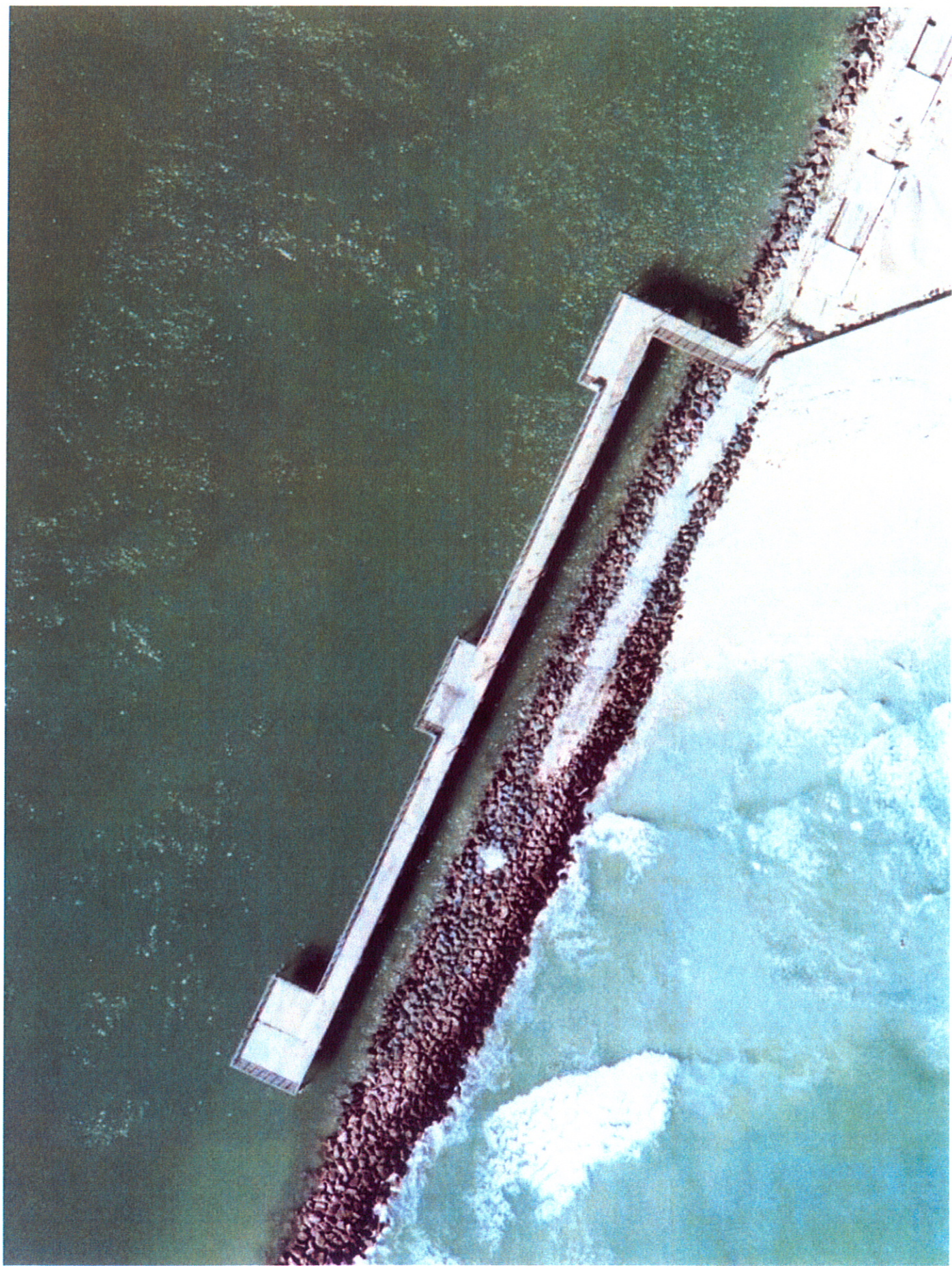
1920's

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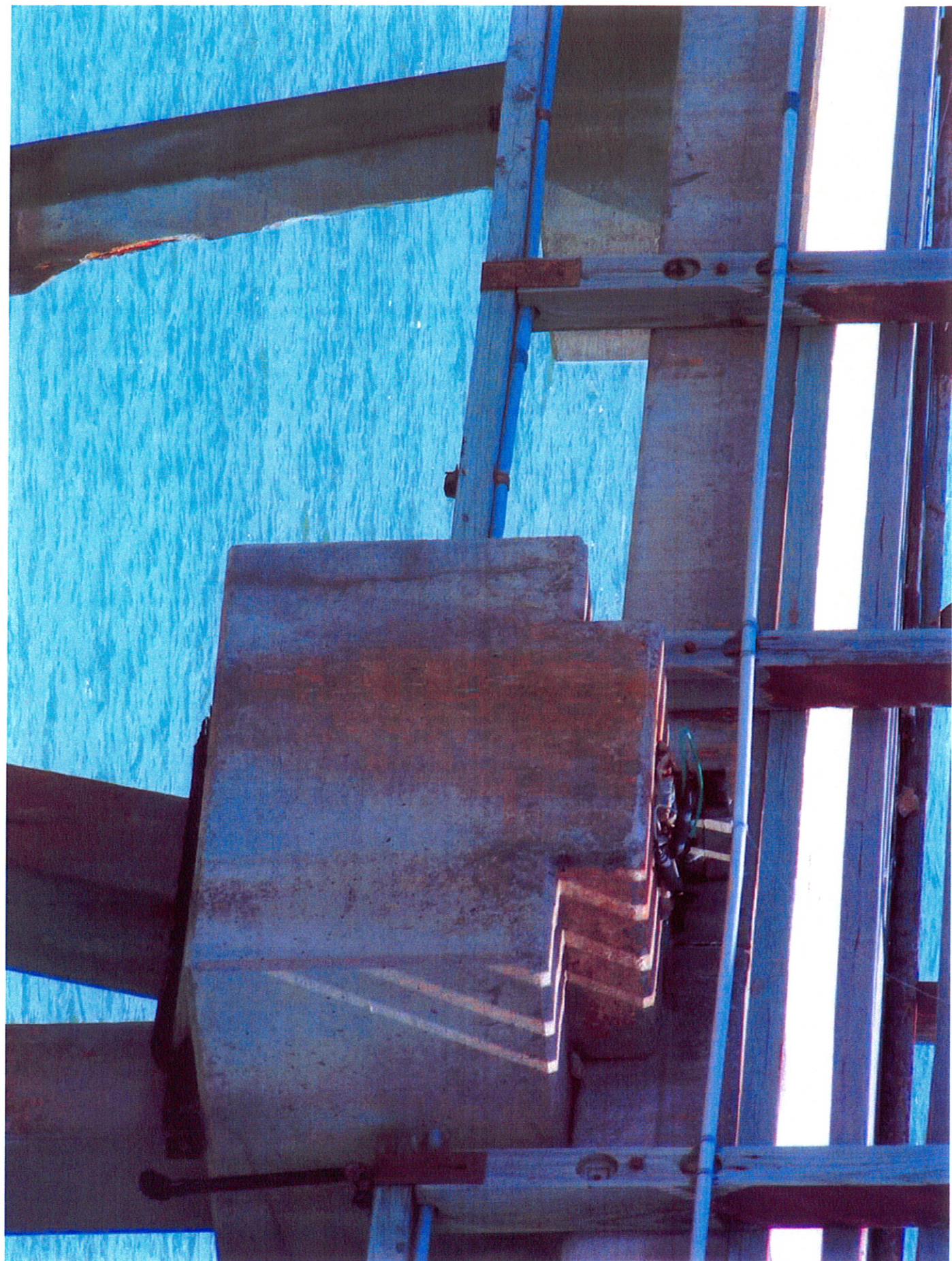
South Pointe Park Pier

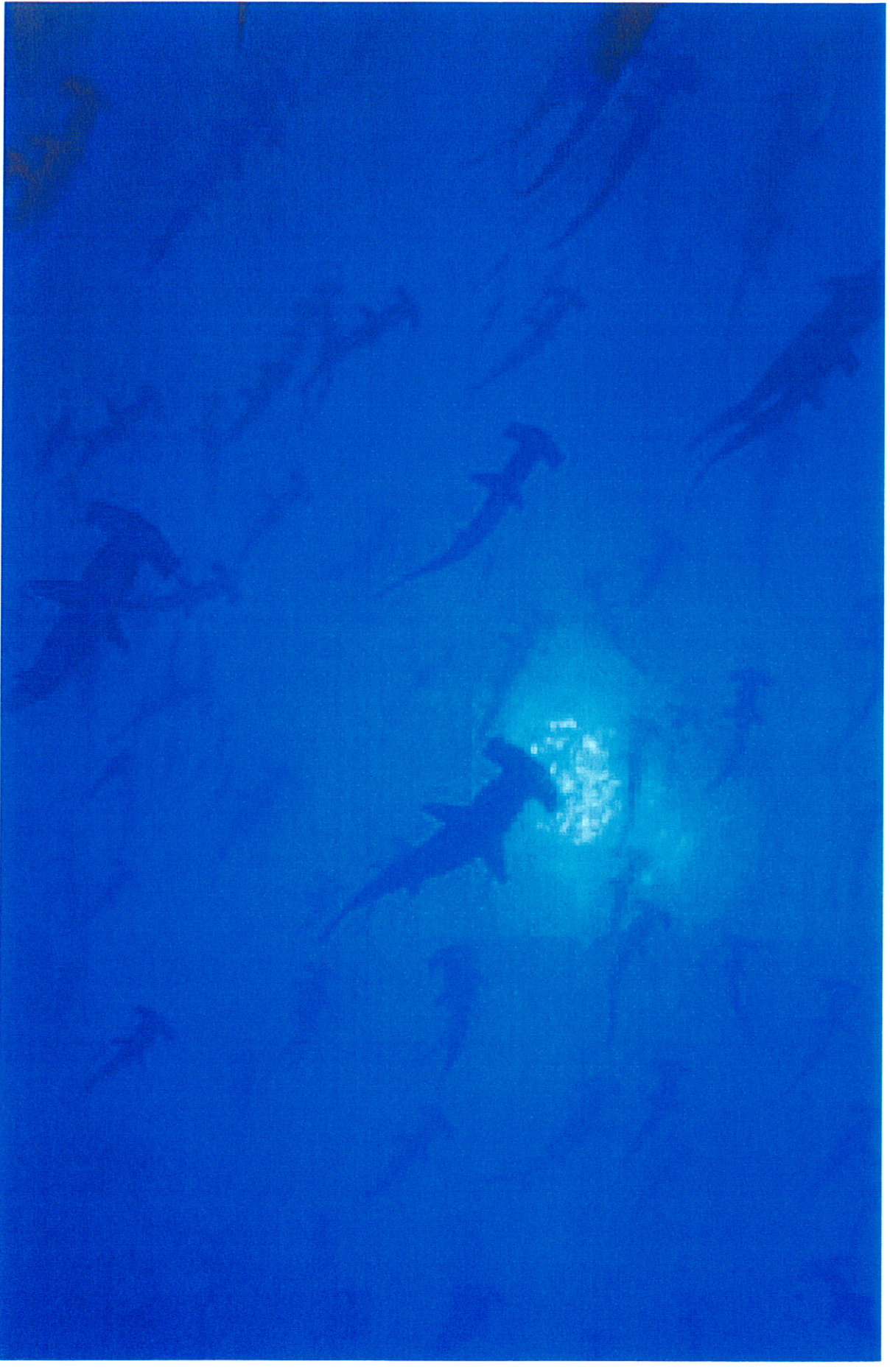
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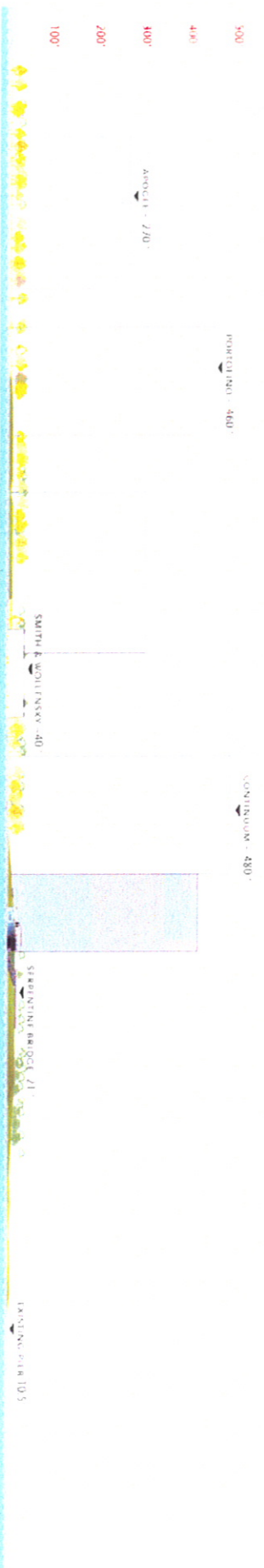
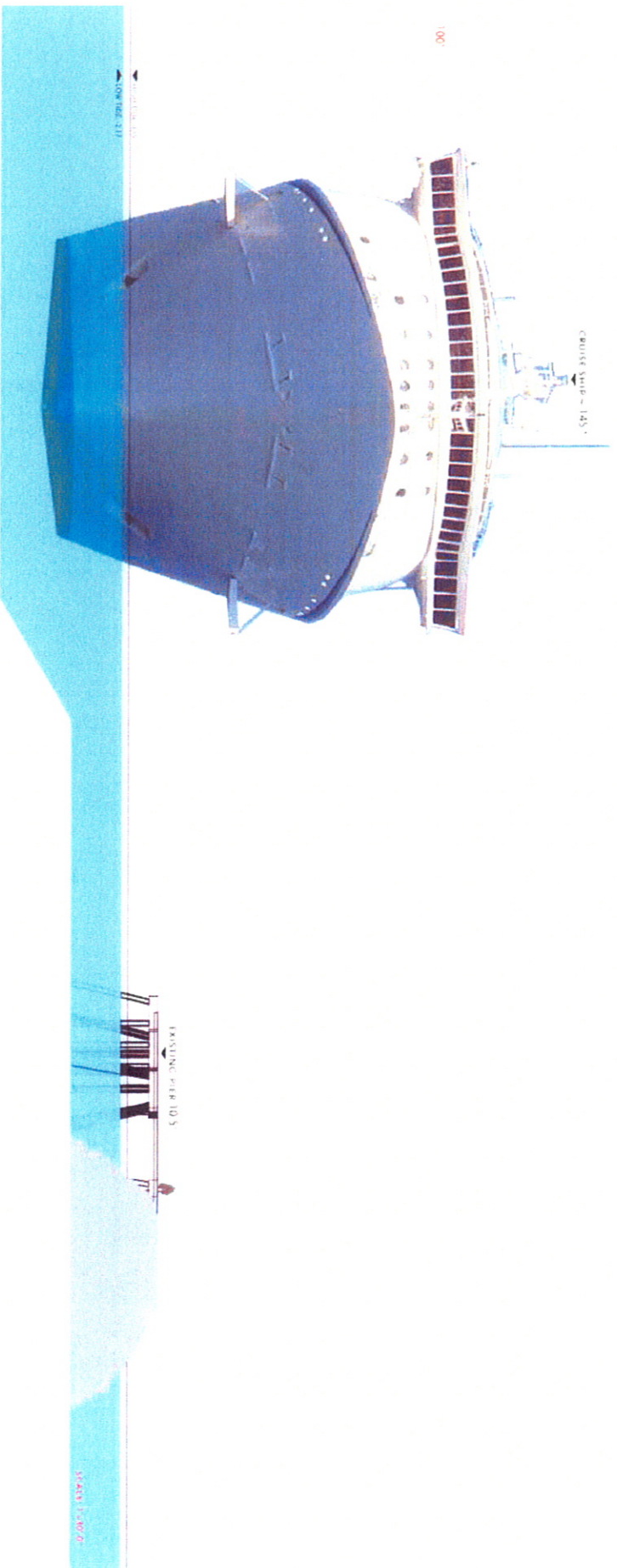




South Pointe Park Pier

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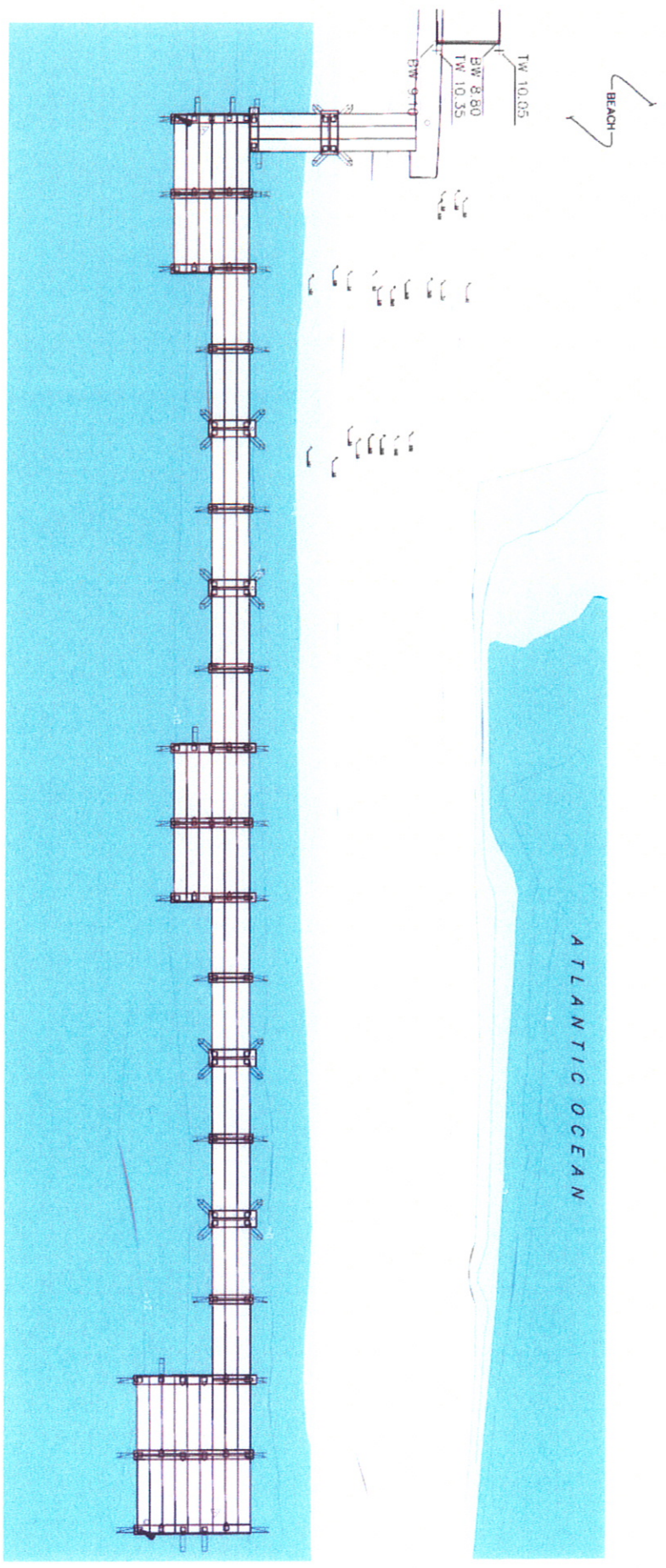
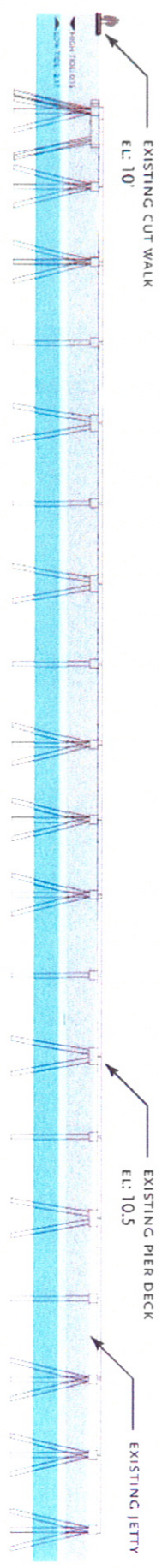
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South Pointe Park Pier

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South Pointe Park Pier

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- Closed to public use
- Platforms have some deterioration, can be repaired
- Walkways in between have significant deterioration, should be completely replaced
- Fishing, viewing the ocean, and even as a location for weddings and memorial services



Project Background + Previous Concepts

South Pointe Park Pier

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July 2005

South Pointe Park BODR Approved by City Commission

Retrofit Pier and keep **open to the Public**

A great opportunity to make this a **unique Gateway element** to the City of Miami Beach

Demolish walkways which are structurally the most damaged;

Repair platforms; **update for program such as fishing, seating, and viewing;**

Update lighting;

Build new gangways to connect to jetty

October 2006

City Commission Approval of Pier Work- Analysis begins

South Pointe Park Pier

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Demolish Existing Pier

Alternative One- Demolish Pier



Rebuild with existing footprint (3 platforms + 2 walkways)

Alternative Two- Rebuild pier with existing footprint



Selective Repair Opt A (3 platforms + 1 walkway)

Alternative Three- Selective Repair

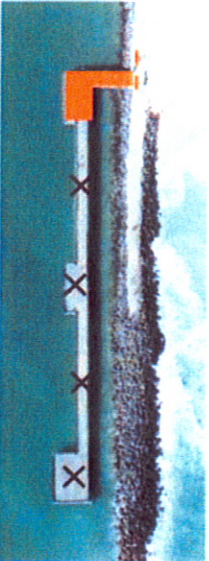
Three platforms + one walk way



Selective Repair Opt B (3 platforms)

Alternative Four- Selective Repair

Three stand alone platforms



Selective Repair Opt C (1 platform)

Alternative Five- Selective Repair

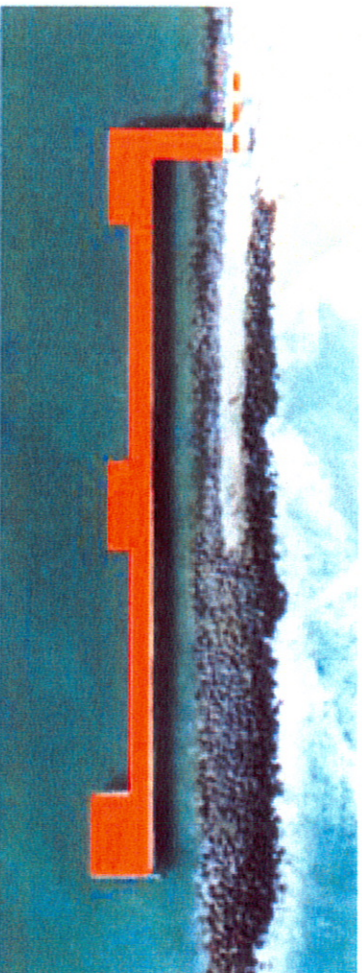
One stand alone platform

South Pointe Park Pier

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Alternate Two: Rebuild pier with existing footprint



Rebuild with existing footprint (3 platforms + 2 walkways)

Pros:

- No change to existing footprint would occur, so the size of the pier would be maximized for public use (about 60 people)
- Pier would be transformed to be accessible to the public for experiential and recreation activities only afforded by a pier.
- Pier would contribute to a unique cultural icon at the water side gateway to the City of Miami Beach.
- Allows an opportunity to improve the walking surface of the jetty which is currently not ADA accessible.
- Correlates with the Army Corps of Engineers support for rehabilitating the pier for public access.

Cons:

- Because of the extent of structural repair needed, particularly on the walkways in between the platforms, the cost of total repair required by this design option will be the highest
- Would require a hold harmless agreement with the Army Corps of Engineers for maintenance access to the jetty. The Army Corps of Engineers has stated that this is a very slight risk. However, should they need to improve the jetty, they may need to access the jetty from the pier side, and any damages that may result would be the responsibility of the City of Miami Beach.

South Pointe Park Pier

October 2007

FCWPC directive to Hargreaves to move forward with Alternate #2

May and July, 2008

Presentation to FCWPC on Updated Pier Options

Proposed an updated “alternate 2” plan (Guppy/ \$6M) and an alternate plan (Whale/\$9M)

Include **all new structure** to extend useful life of the facility- shift strategy from “repair” to “replacement”

Include **some shade structures** in the walking areas of the pier

Make the pier **as wide as possible** to facilitate **multiple use**.

Consider **concession amenities**

Reduce the cost to **\$4million**

South Pointe Park Pier

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Whale

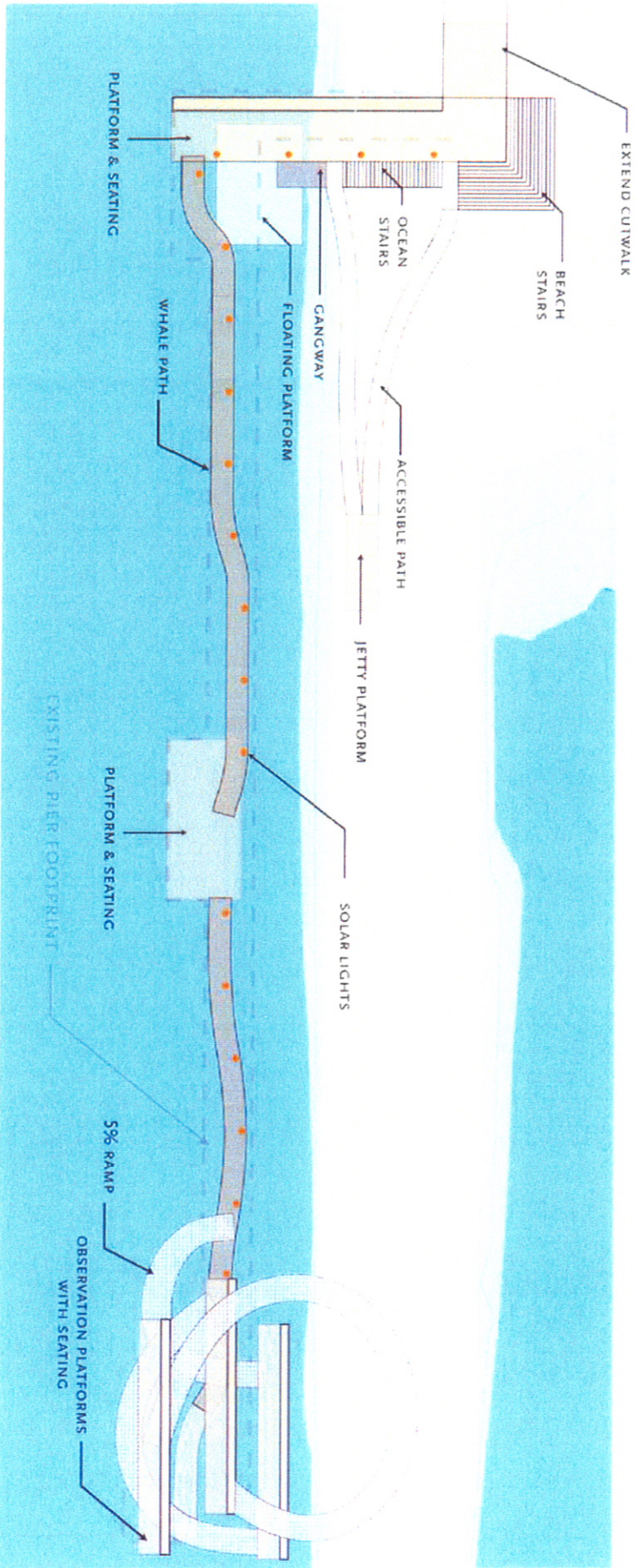


Guppy





Elevation



Plan

South Pointe Park Pier

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PORTOLANO - 460'

CONTINUUM - 480'

ARCATA - 270'

100'

150'

SMITH & WOLLINSEY - 40'

SERPENTINE BRIDGE - 21'

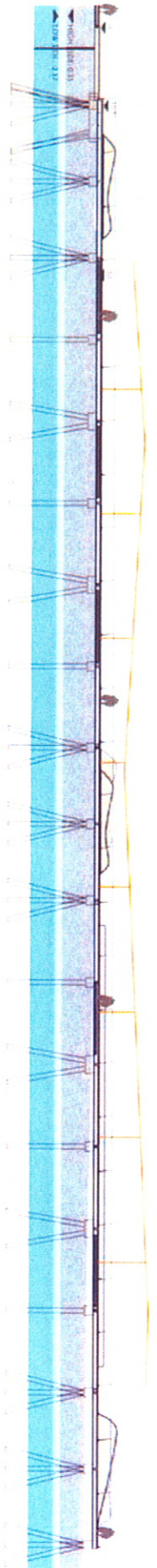
PIER LOOKOUT - 34'

Scale Comparison

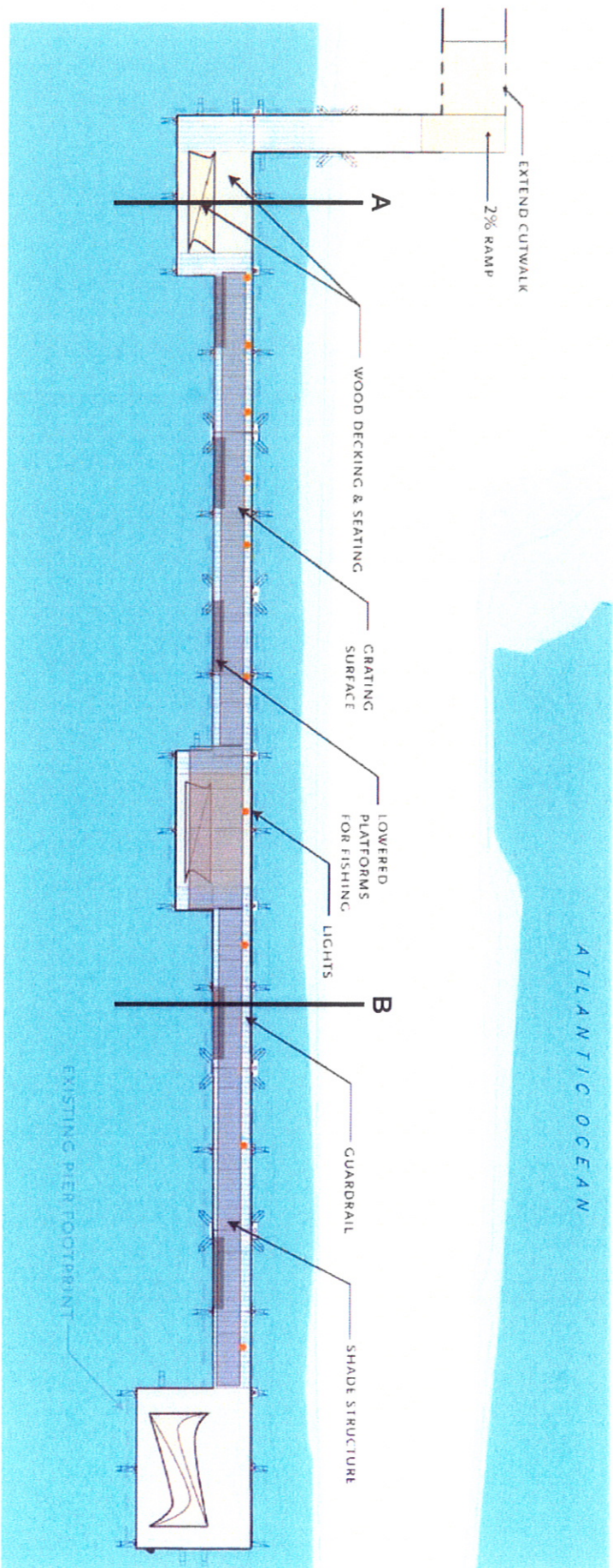
South Pointe Park Pier

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Elevation

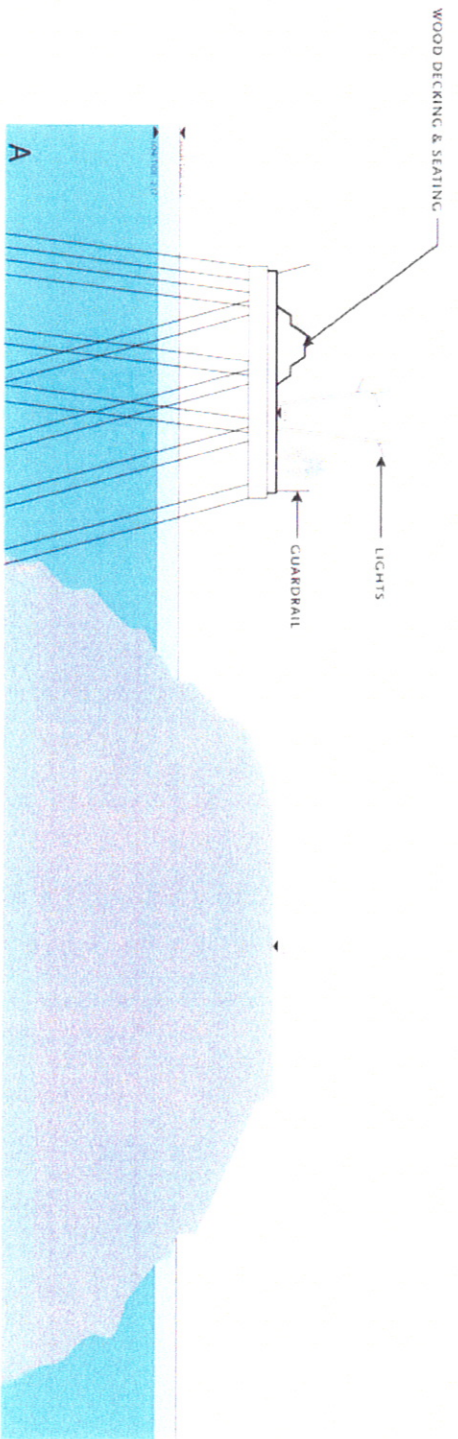


Plan

South Pointe Park Pier

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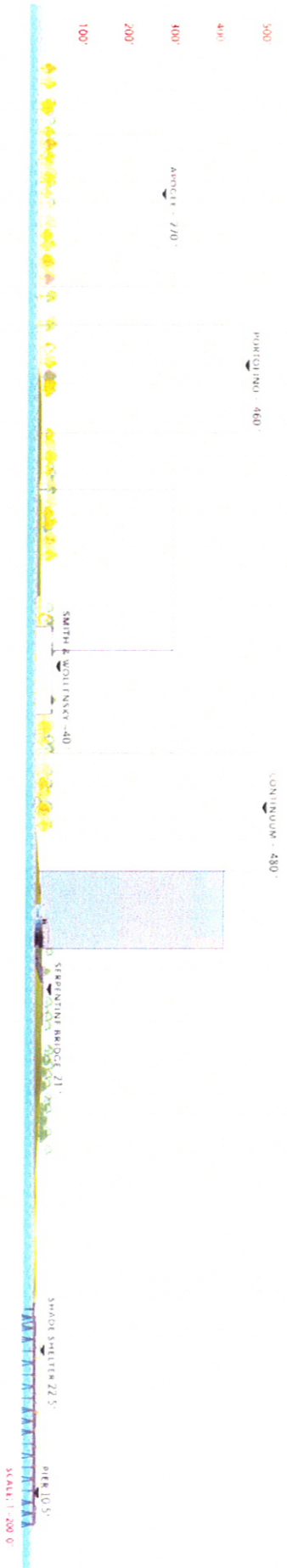
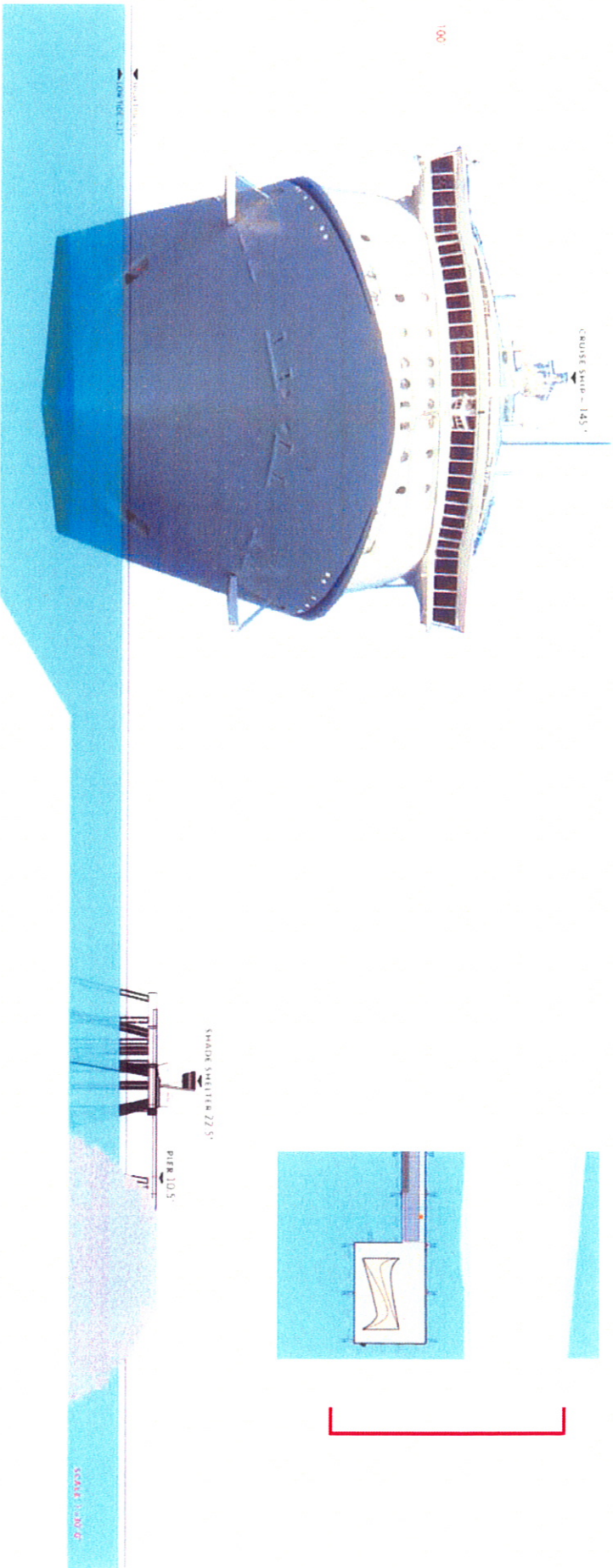
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South Pointe Park Pier

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Scale Comparison

South Pointe Park Pier

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Precedents

South Pointe Park Pier

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Juno Pier

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Naples Pier

South Pointe Park Pier

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South Pointe Park Pier

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Ft Lauderdale Pier

FOR THE CITY OF MIAMI BEACH



Dania Pier

South Pointe Park Pier

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Dania Pier

South Pointe Park Pier

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Venice Pier

South Pointe Park Pier

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Current Concept

South Pointe Park Pier

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FOR THE CITY OF MIAMI BEACH

“TELESCOPE”



“TELESCOPE”



PIER is all about the **OCEAN EXPERIENCE**

EXTEND THE PIER: A series of platforms increasing in size from the cutwalk out towards the ocean

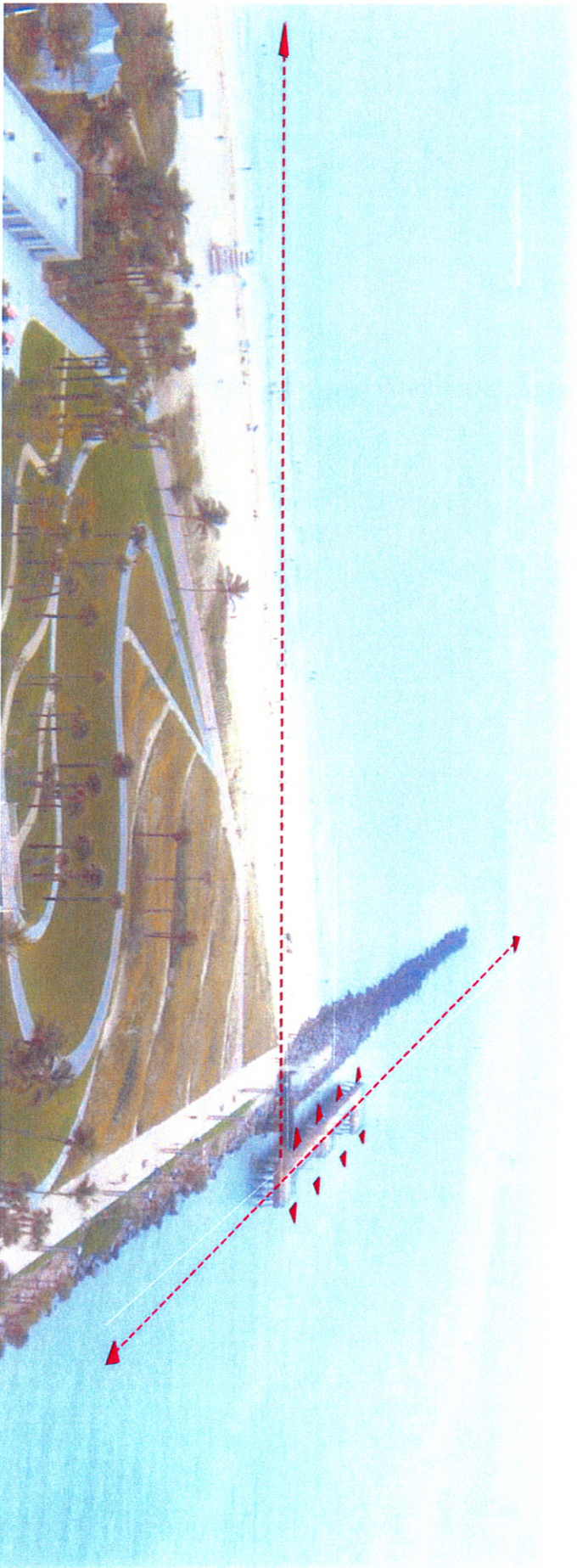
EMPHASIZE VIEWS: 4-Sided experience

BALANCE: Fishing, Walking, Viewing, Learning, Safety

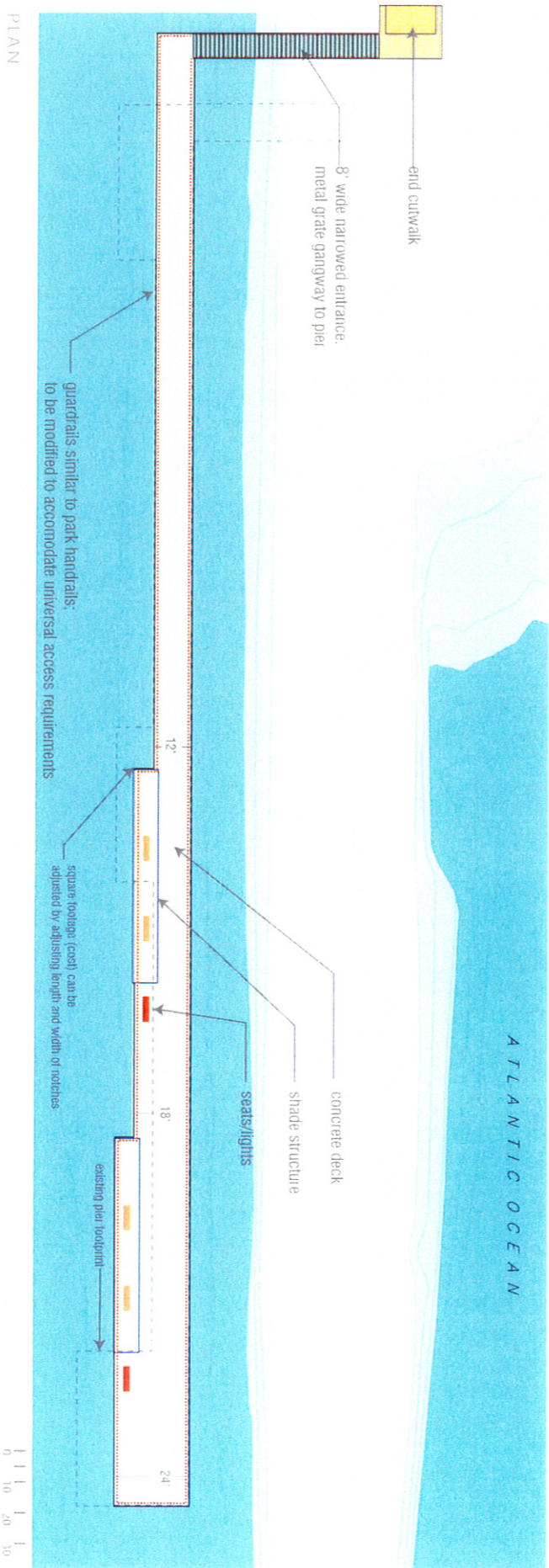
SHADE: Based on Solar Orientation

ELEMENT: Distinctive handrails, tables/benches & Shade Shelters

AVOID JETTY: A Narrowed entrance aligned with the end of the cutwalk.



4-SIDED OBJECT

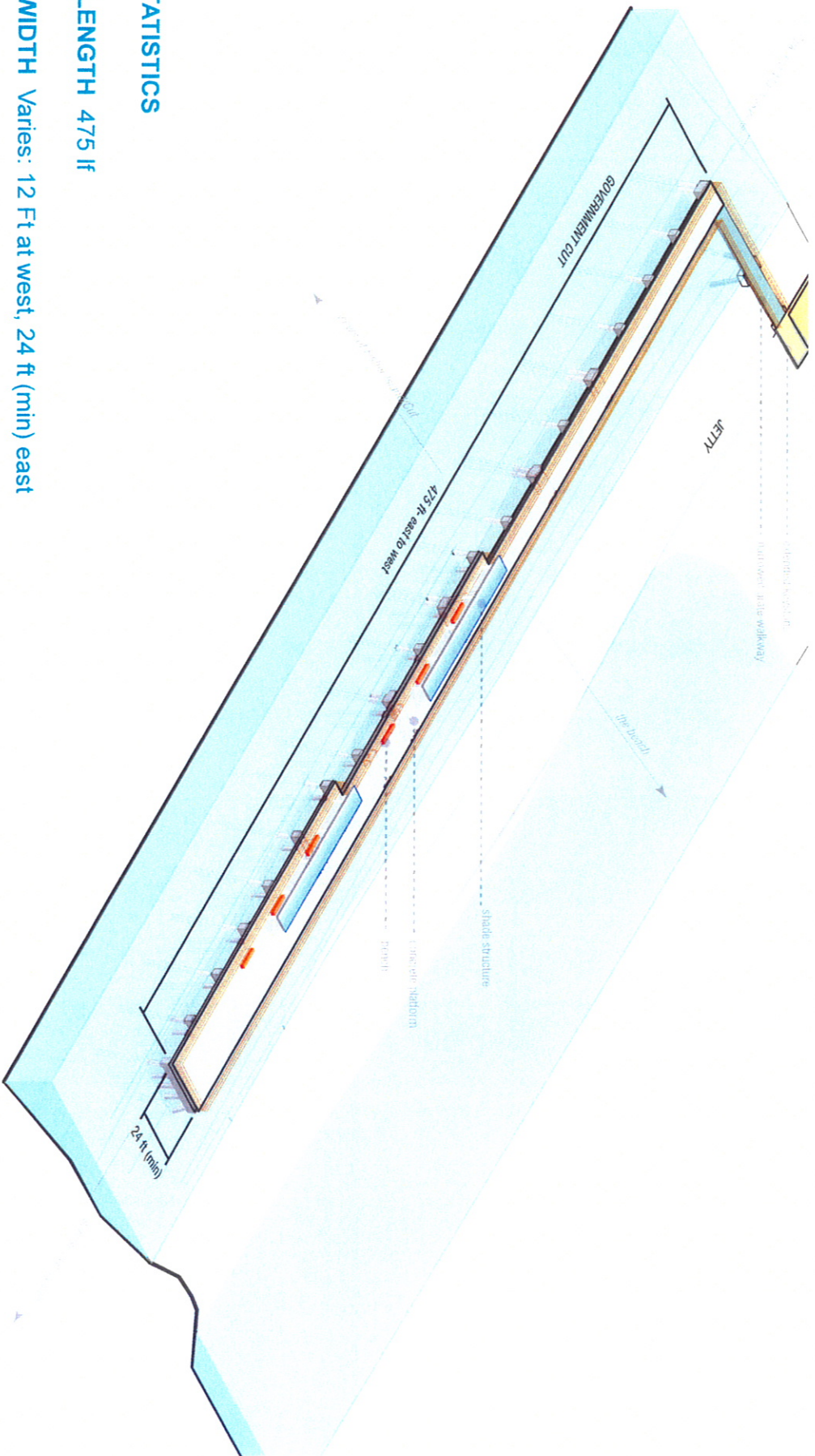


STATISTICS

OVERALL 9000sf

SHADE STRUCTURE 1500sf

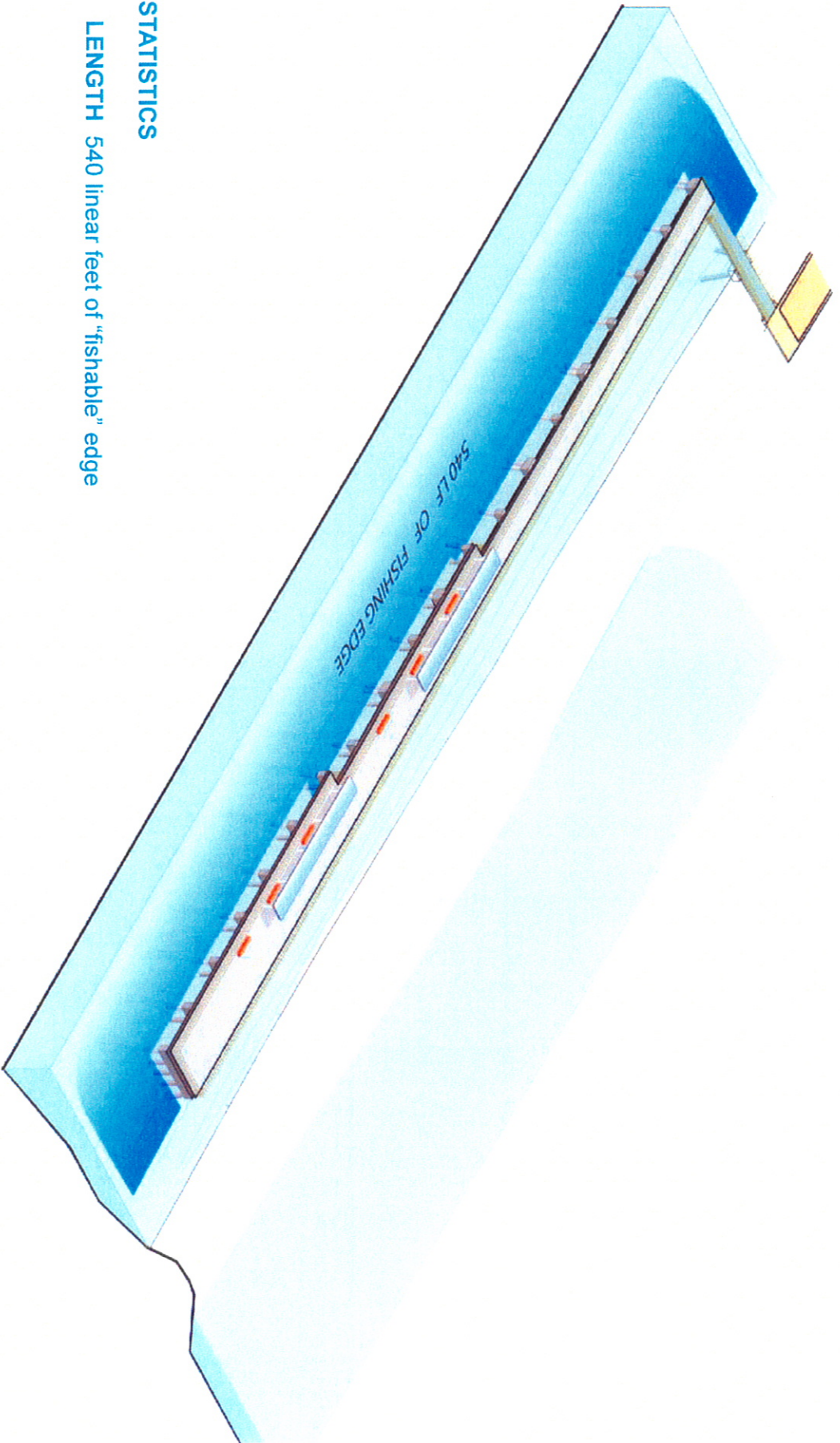
RAILING 1100lf



STATISTICS

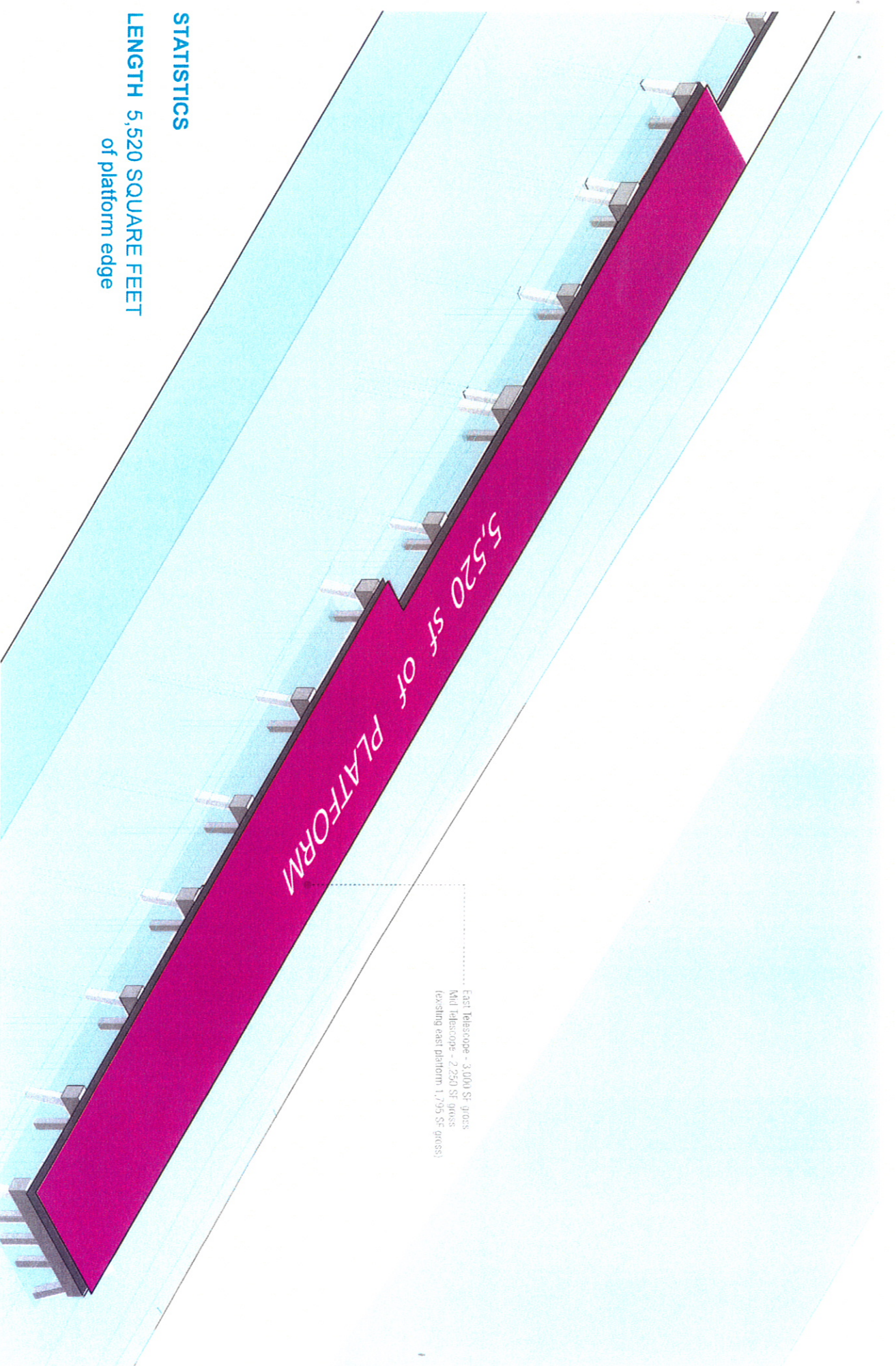
LENGTH 475 lf

WIDTH Varies: 12 Ft at west, 24 ft (min) east



STATISTICS

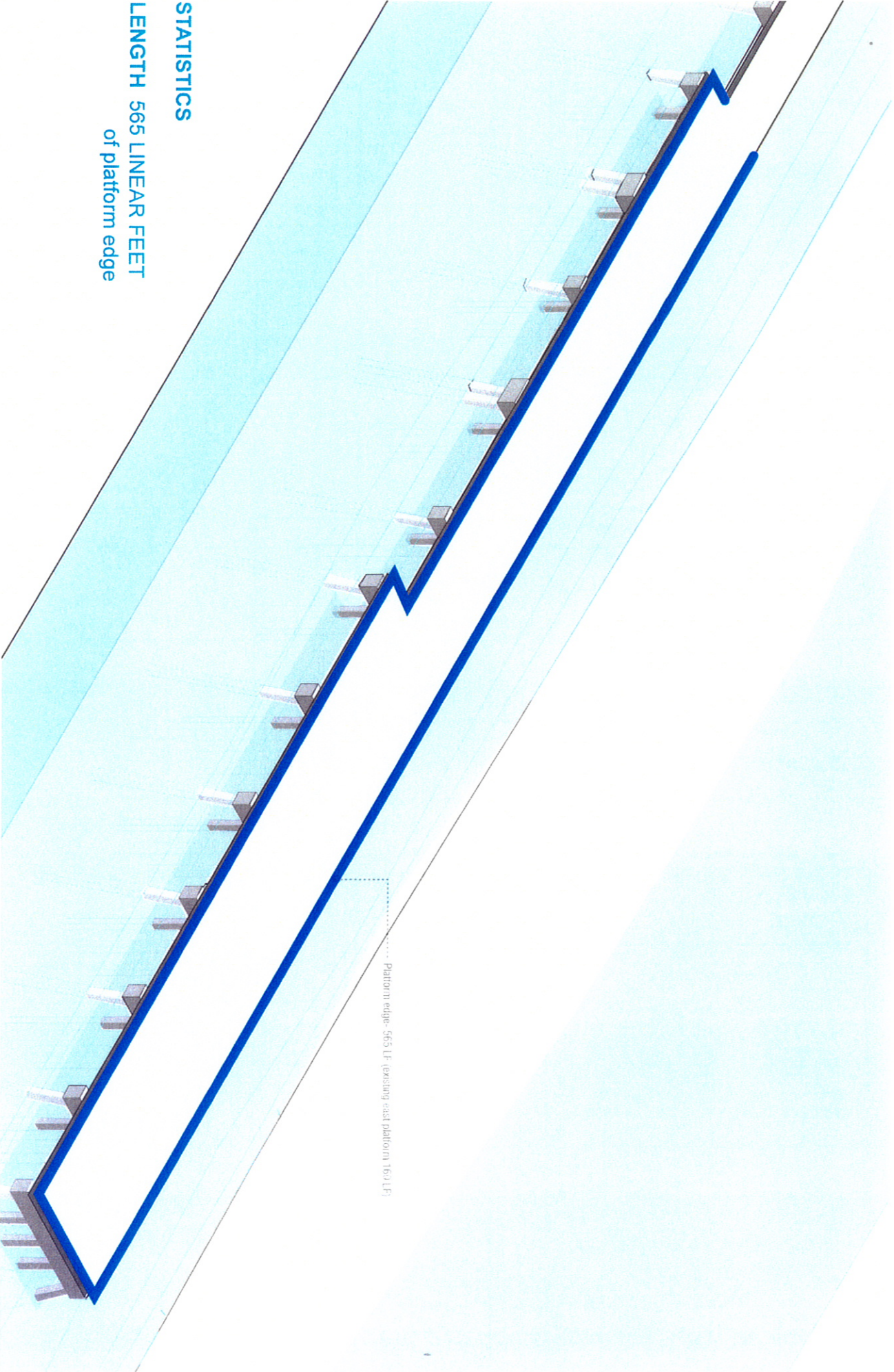
LENGTH 540 linear feet of "fishable" edge



East Telescope - 3,000 SF gross
Mid Telescope - 2,250 SF gross
(existing east platform 1,795 SF gross)

STATISTICS

LENGTH 5,520 SQUARE FEET
of platform edge



STATISTICS

LENGTH 565 LINEAR FEET
of platform edge

GUARD RAILS

PROGRAM CONSIDERATIONS

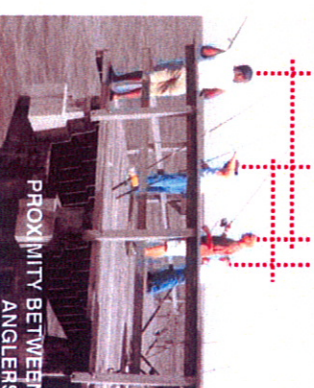
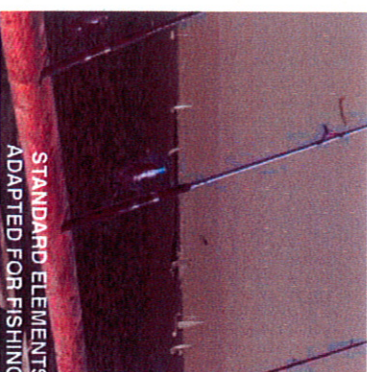
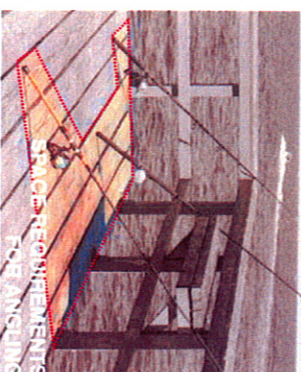
- + MORE THAN JUST A GUARDRAIL
- + DURABILITY
- + APPEARANCE
- + MAINTAIN PARK CHARACTER
- + OR CREATE NEW IDENTITY?

REGULATORY REQUIREMENTS

- + 75% OF GUARDRAIL MUST BE 42" MINIMUM
- + 25% OF GUARDRAIL MUST BE 34" OR LESS
- + TO PROVIDE ADA ACCESSIBILITY

PRECEDENTS / MATERIALS

- + STAINLESS STEEL VS. WOOD
- + BOTH REQUIRE MAINTENANCE / CLEANING
- + HIGH END EXPECTATIONS IN A TOUGH CONDITION.
- + SS IS MORE VANDAL RESISTANT, WHEREAS WOOD OR ALUMINUM ARE MORE SUSCEPTIBLE TO VANDALISM
- + SS IS EASIER TO CLEAN
- + SS PROVIDES A UNIQUE PIER IDENTITY
- + COST CONSIDERATIONS FOR 1100' OF RAIL



SHADE STRUCTURES

PROGRAM CONSIDERATIONS

- + SUN ANGLE / WHERE TO PROVIDE SHADE
- + SPACE FOR FISHING ALONG THE EDGE
- + LOCATIONS DEFINE ACTIVITIES / USES / SPACES
- + POTENTIAL FOR ADAPTIVE / TEMPORARY PROGRAM (LEMONADE STAND, BAIT CART, PHOTOS)
- + HIGHLY VISIBLE / ICONIC

REGULATORY REQUIREMENTS

- + WIND LOADING
- + PERMANENT OR TEMPORARY (REMOVE PORTIONS DURING HURRICANE WARNINGS?)

PRECEDENTS / MATERIALS

- + MATCH PARK DETAILING
- + WOOD / STEEL TO MATCH PIER RAILS
- + AFFECTED BY ENVIRONMENT/PHENOMENA (WIND / SUN CAN ALTER APPEARANCE OR SHADE PATTERNS)



SOUTH POINTE PARK STRUCTURE



WOOD SHADE STRUCTURE

FURNISHINGS

PROGRAM CONSIDERATIONS

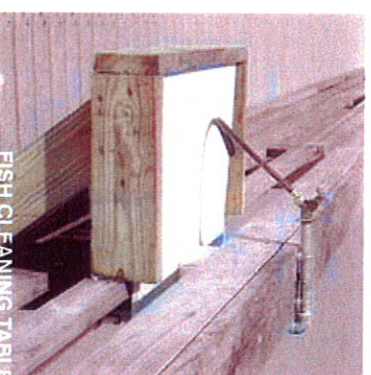
- + 24 / 7 ACCESS?
- + ICONIC WITH RESTRAINT
- + COMFORT
- + FUNCTIONAL
- + SENSE OF SECURE / OPEN
- + SUPPORT FOR ENVIRONMENTAL IMMERSION
- + MEP FOR FISH CLEANING & POTENTIAL VENDORS

REGULATORY REQUIREMENTS

- + ADA ACCESSIBLE
- + FL PWC / NAVIGATION LIGHTING
- + LIFE SAFETY?

PRECEDENTS / MATERIALS

- + CONTINUE PARK DETAILING
- + COMBINE LIGHTS & BENCHES
- + CUSTOM VS. OFF-THE-SHELF











May, 2009

Presentation to FCWPC on Updated Pier Options

Approved the project to **move forward**

Suggested that a **neighborhood meeting** be scheduled in approximately 4 weeks.

Bring design concept to the Commission for final approval.

Support accommodations such as **fish cleaning tables and sinks** added to the design

Suggested the inclusion of a **place to rent fishing poles and buy bait** at the end of the pier.

Budget

\$ 4 million for “hard” construction costs

Florida Inland Navigation District (FIND) Grant

South Pointe Park Pier

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FOR THE CITY OF MIAMI BEACH

Budget Level Cost Scenario-

18-June-09
Prepared by Hargreaves Associates

TELESCOPE			
Demolition	8440SF existing		\$300,000
Pier Reconstruction	9,000 SF	\$300	\$2,700,000
Shade Structure	1,500 SF	\$150	\$225,000
Furnishings Allowance			\$75,000
MEP allowance			\$100,000
Railing	1,100 LF	\$300	\$330,000
			\$3,730,000

	2009	2010	2011
Per Annum Escalation	2%		
	\$3,730,000	\$74,600	\$76,092
		\$3,804,600	\$3,880,692

May, 2009

Review with Parks and Recreation Staff

Shade is important, but locations should not conflict with fishing area

Livewells on the south west corner of pier

1 large/2 people cutting table on the north west corner- fresh water

Bait sales

Sitting area in middle of main fishing deck/shaded- to sit, lay your poles down, your coolers tackle box

Small cutting table sections (1footmax) every 10 feet, no freshwater

Railing- wood, notches in rail for fishing rods- no rod holder, top of railing slanted in to lean on.

Design superstructure to minimize fishing line tangles

Water fountain

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